

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JULY 20, 2016

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, July 20, 2016** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications will be considered:

### REZONINGS

1. **124 Spring St (Peninsula) TMS# 4601102027** – 0.597 ac. Request rezoning from Limited Business (LB) and Diverse Residential (DR-2F) to Planned Unit Development (PUD).  
Owner: CKC Properties LLC  
Applicant: AJ Architects
2. **Maybank Hwy at Promenade Vista St (James Island) TMS# 4240000001** – approx. 10.57 ac. Request rezoning from Gathering Place (GP) to Planned Unit Development (PUD).  
Owner: CPC James Island LLC  
Applicant: Hellman Yates & Tisdale PA
3. **5 Fort Royal Ct and adjacent vacant lot (Wespanee - West Ashley) TMS# 4180400006 & 005** – approx. 9.18 ac. Request rezoning from Conservation (C) to Single-Family Residential (SR-1).  
Owner: Estate of Barbara M. Nickles  
Applicant: Kristina N. Coulter
4. **53 Bogard St (Peninsula - Cannonborough/Elliottborough) TMS# 4600803105** – 0.118 ac. Request rezoning from Diverse Residential (DR-2F) to Commercial Transitional (CT).  
Owner: 53 Bogard Street LLC  
Applicant: Christopher Wyatt
5. **Ashley River Rd (West Ashley) TMS# 3541200004** – 1.53 ac. Request rezoning from Single-Family Residential (SR-1) to General Office (GO).  
Owner: Laura M. Smith  
Applicant: The Sunshine House c/o KW Commercial

### SUBDIVISIONS

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).  
Owner: Lennar Coastal Carolina, Inc.  
Applicant: Thomas & Hutton Engineering Co.
2. **Brigade St (Peninsula) TMS# 4640000003 & 017** – 15.85 ac. 3 lots. Request subdivision concept plan approval. Zoned Mixed-Use Workforce Housing (MU-2/WH).  
Owner: MSP NOMO MF LLC  
Applicant: Thomas & Hutton Engineering Co.
3. **Parcel CC, Peninsula (Daniel Island) TMS# 2750000203** – 7.60 ac. 17 lots. Request subdivision concept plan approval. Zoned Daniel Island Residential (DI-R).  
Owner: Daniel Island Associates LLC  
Applicant: Thomas & Hutton Engineering Co.

4. **Carolina Bay, Phase 22 (Carolina Bay - West Ashley) TMS# 3070000005** – 3.03 ac. 10 lots. Request subdivision concept plan approval. Zoned Planned Unit Development (PUD).  
Owner: Pulte Home Corporation  
Applicant: Seamon Whiteside & Associates Inc.

## **ZONINGS**

1. **5 Tovey Rd (Carolina Terrace - West Ashley) TMS# 4181000012** – 0.17 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.  
Owner: Amanda Coté and Gilles Coté
2. **Grimball Road Ext and Cooper Judge Ln (James Island) TMS# 4270000081 & 113** – approx. 1.19 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.  
Owner: JJR Development LLC

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **Preliminary & Final Plats**

1. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Preliminary subdivision plat under review.
2. **2337 Waring Hall Lane (West Ashley) TMS# 3580800074.** 0.5 ac. 2 lots. SR-1. Preliminary subdivision plat under review.
3. **123 & 125 Moultrie Street (Peninsula) TMS# 4600301039, 055.** 0.5 ac. 4 lots. DR-1F. Preliminary subdivision plat under review.
4. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Preliminary subdivision plat pending approval.
5. **West Island Center (West Ashley) TMS# 3100800010, 014.** 8.1 ac. 3 lots. GB. Final subdivision plat pending approval.
6. **Daniel Island Shopping Center (Daniel Island) TMS# 2750000220.** 5.2 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
7. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
8. **The Villages at St. Johns Woods, Phase 5 (Johns Island) TMS# 2790000143.** 40.1 ac. 88 lots. PUD. Preliminary subdivision plat pending approval.
9. **St. Johns Square (Johns Island) TMS# 3130000018.** 34.6 ac. 2 lots. PUD. Final subdivision plat under review.

### **Road Construction Plans**

1. **Woodbury Park (Johns Island) TMS# 3130000048, 049, 050.** 52.9 ac. 47 lots. SR-1. Road construction plans pending approval.
2. **Magnolia PUD, Phase 2 (Peninsula) TMS# 4640000025, 026, 028, 029, 035, 039, 040.** 35.6 ac. New rights-of-way. PUD. Road construction plans under review.
3. **Shade Tree, Phase 4 (Johns Island) TMS# 2780000043.** 37.9 ac. 59 lots. PUD. Road construction plans pending approval.
4. **Ashley Pointe, Phase 1 (West Ashley) TMS# 2860000444.** 8.3 ac. 60 lots. SR-6. Road construction plans pending approval.
5. **Governor's Cay, Island (Cainhoy) TMS# 2710002115, 129.** 7.4 ac. 36 lots. PUD. Road construction plans pending approval.
6. **Swyger's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 29.1 ac. 26 lots. C(ND). Road construction plans under review.

7. **Barons Drive (West Ashley) TMS# 3010000696.** 72.8 ac. Right-of-way. PUD. Road construction plans under review.
8. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132.** 9.6 ac. 50 lots. DR-9. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.